RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.0105120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120006438 DEEDWARR
Recvd: 01/27/12 09:18 2 pgs
Fees:13.00 Taxes:503.20
20120127-0007671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas A. Leffler	Acopia LLC	141-06-0D-036 CO
3073 Harpeth Springs Dr.	(NAME) 3060 Northcreek Blvd, Ste. 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lauren Wallace formerly known as Lauren Wise and Matthew T. Wallace, wife and husband,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Thomas A. Leffler, unmarried man** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 36, on the Plan of Riverbridge Community, a Planned Unit Development of record as Instrument No. 20030213-001999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Wise, an unmarried person, by deed from Robert Eric Morrison and wife, Lindsay Morrison, of record in Instrument No. 20090706-0062901, dated June 12, 2009, Register's Office for Davidson County, Tennessee.

The said Matthew T. Wallace joins in conveyance to release any and all interest in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3073 Harpeth Springs Dr, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17th day of January, 2012.

Lauren Wallace

Lauren Wallace

Matthew T. Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of January, 2012, before me, personally appeared Lauren Wallace and Matthew T. Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument and who acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed .

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:0105120001

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